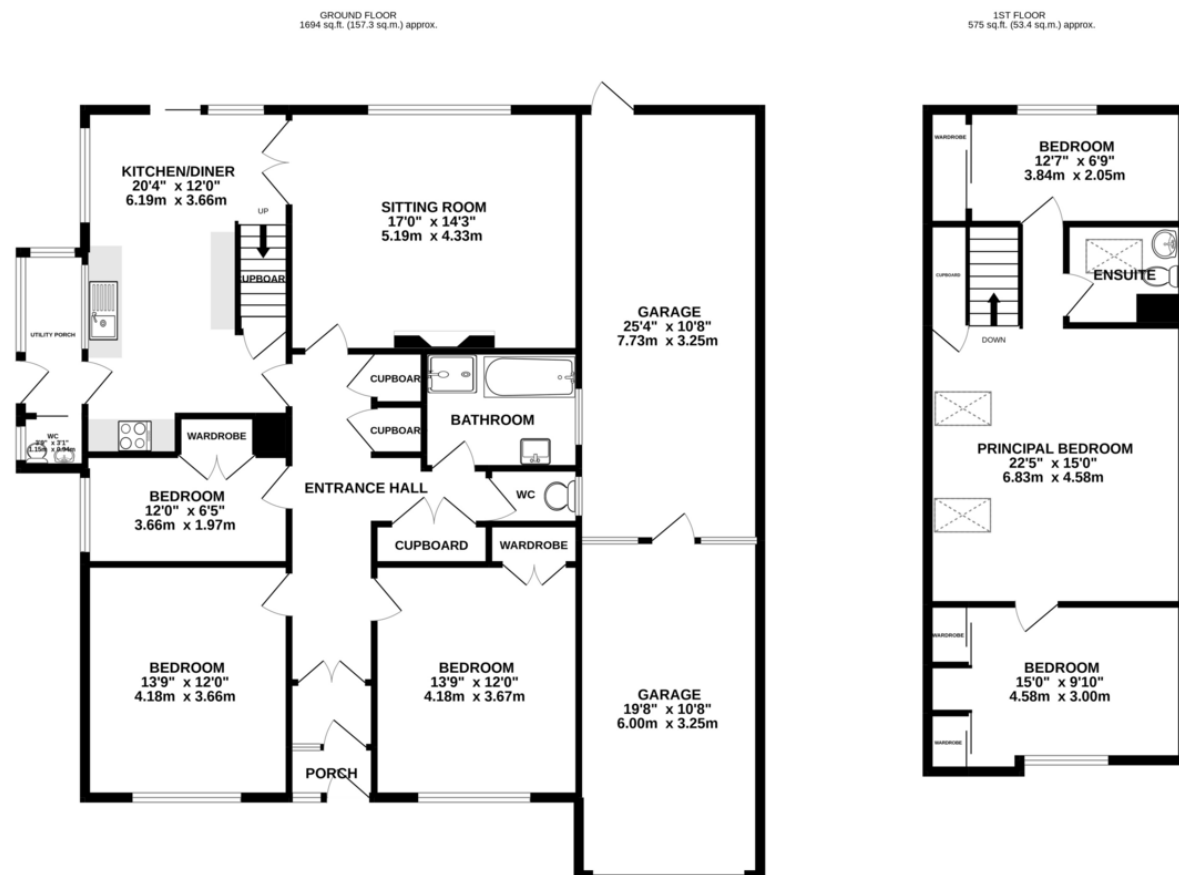




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.



TOTAL FLOOR AREA: 2269 sq ft. (210.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Arnolds Keys refer sellers and buyers to various trusted firms for services associated with the home move process, for which in some cases a referral fee is paid to Arnolds Keys by the service provider. It is your decision whether you choose to deal with those firms. Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250. Arnolds Keys recommend Hadley and Ottaway (H&O) for removal services. Should you decide to use H&O we would receive a referral fee of 10% of the net final invoice.

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City 01603 620551  
Coastal 01263 822373

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements.

## 72 Norwich Road, Cromer, NR27 0HD

Guide Price £399,000

Offered with no onward chain is this truly deceptive detached chalet offering up to six bedrooms. The accommodation is beautifully proportioned and well-presented with the benefit of gas fired central heating and sealed unit glazing. The property also has a double garage and a westerly rear garden.

The property is located just to the east of the Town centre and approximately a half mile from the shops and promenade. This would be an ideal property for those seeking the opportunity to work from home.

- No onward chain
- Westerly rear garden
- Flexible accommodation
- Up to Six bedrooms
- Gas Central heating

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## Property Description

### ENTRANCE LOBBY

With part glazed UPVC door and side panel, further glazed doors opening to:

### ENTRANCE HALL

Beautiful polished parquet floor, built in airing cupboard with lagged cylinder and immersion heater, further cupboard housing Johnson and Starley warm-air gas fired boiler providing central heating. Large built-in storage cupboard.

### SITTING ROOM

A large room at the rear of the property overlooking the westerly garden through the large picture window. Feature stone fireplace housing gas fire, TV and satellite points. Two glazed doors opening to:

### DINING AREA

Large patio doors opening to the rear garden second high level window to the side, stairs to first floor. This area leads to:



### KITCHEN

Fitted with a comprehensive range of base and wall storage units, inset sink unit, point for electric cooker, window and door to rear porch, large understairs cupboard.

### REAR PORCH/UTILITY ROOM

With door and windows to side aspect, plumbing for washing machine.

### CLAOKROOM

Approached via the rear porch with close coupled w.c. and wash basin.

### BATHROOM

Panelled bath with mixer tap and shower attachment, pedestal wash basin, enclosed shower cubicle, electric shaver point, mirrored cabinet, electric heater/light. Fully tiled walls.

### SEPARATE W.C.

Fully tiled walls, close coupled w.c.

### BEDROOM 1

With window to front aspect, built in wardrobe cupboard.

### BEDROOM 2

With window to front aspect.

### BEDROOM/STUDY

With window to side aspect, built in wardrobe cupboard

### FIRST FLOOR

#### PRINCIPAL BEDROOM

Two Velux roof lights, built in glazed storage cupboards. Access to eaves storage area. Access to:

#### ENSUITE CLOAKROOM

Close coupled w.c., wash basin, mirror tiles.

#### BEDROOM

Tilt and turn window to rear aspect, wall mounted gas convector heater, built in glazed storage cupboard

#### BEDROOM

Tilt and turn window to front aspect, wall mounted gas convector heater, two built in glazed storage cupboards

#### GARAGE

A large "tandem" style double garage with up and over door at the front and personal door at the rear.

#### GARDENS

The property has a semi-circular driveway to the front with mature planting. The rear garden enjoys a westerly aspect and is attractively landscaped with patio, lawn and well-stocked shrub and flower borders.

#### AGENTS NOTE

The property is freehold and is Council Tax Band D